

FLOODPLAIN MANAGEMENT ORDINANCE – INTRODUCTION AND FIRST READING

Item 6b: Ordinance Adding Chapter 11.40 to Title 11 of the San Bruno
Municipal Code Establishing Floodplain Management Requirements

City Council Meeting

February 26, 2019

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Community & Economic Development Director



Agenda

- Objective
- Background: Federal Emergency Management Agency (FEMA) - Flood Insurance Rate Map Update
- National Flood Insurance Program Requirements for Floodplain Management Regulations
- Ordinance Overview
- Tonight's Action
- Questions

Objective

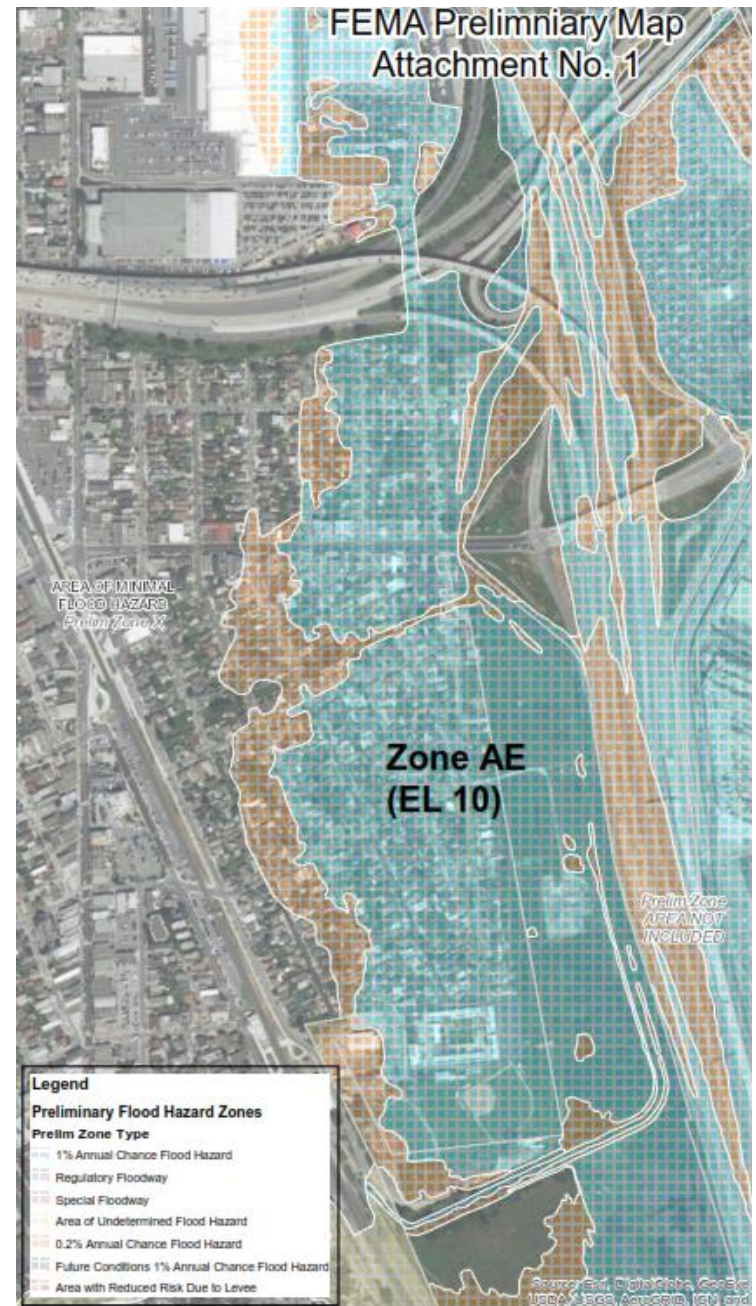
- Waive First Reading and Introduce an Ordinance Adding Chapter 11.40 to Title 11 (Buildings, Construction and Fire Protection) of the San Bruno Municipal Code Establishing Floodplain Management Requirements

Background

- Federal Emergency Management Agency (FEMA) completed an engineering study of coastal hazards as part of the California Coastal Analysis and Mapping Project for the San Francisco Bay
- Mapping project to implement the National Flood Insurance Program
- Resulted in an update to the City's Flood Insurance Study reports and Flood Insurance Rate Maps.

Background

- Results identified properties within the City's Belle Air neighborhood as potentially being subject to inundation by flooding from the Bay
- Area designated a higher-risk flood zone - Zone AE
- FEMA issued the Preliminary Flood Insurance Rate Map in August 2015



San Bruno Flood Hazard Area Model Result by FEMA



Governmental Process Timeline

- 2013 - 2015: FEMA completed the Coastal Analysis Study and Mapping Project for the San Francisco Bay - FIRM Maps Revised
- 2016 - 2018: City's Appeal to FEMA and Review by Scientific Resolution Panel Reviewed and Rejected
- October 2018: Letter of Final Flood Elevation Determination: sets 6-month notice for FIRM effective date and deadline for Ordinance.
- **April 5, 2019:** Deadline for adoption of the Floodplain Management Ordinance - new Rate Maps effective
- **Ongoing:** City efforts related to the study of flooding sources and potential mitigation measures to reduce flooding.

Community Engagement Timeline

- Informational Letters Sent to Residents
 - July 23, 2018
 - August 10, 2018
 - November 7, 2018
- Community Meeting:
 - August 27, 2018
- City Website with comprehensive information



National Flood Insurance Program Requirements

City must adopt the Ordinance to ensure participation in the National Flood Insurance Program.

If the City does not, the consequences include the following:

- Property owners would not be able to purchase an NFIP flood insurance policy.
- Existing NFIP flood insurance policies would not be renewed.
- No Federal disaster assistance would be provided to repair insurable buildings located in identified flood hazard areas for damage caused by a flood.
- No Federal mortgage insurance or loan guarantees would be provided in identified flood hazard areas. This includes policies written by FHA, VA, and others.

Therefore City proceeding with compliance with all FEMA requirements.

Floodplain Management Ordinance- Overview

- Will protect the public health, safety, and general welfare through required preventive measures.
- Model ordinance used as a template that complies with FEMA requirements.
- City worked collaboratively with FEMA to include a few minor modifications to meet City interests.
- FEMA reviewed and approved the Ordinance

Floodplain Management Ordinance

The proposed Ordinance will accomplish the following primary items:

- Establish the City's Floodplain Management requirements for construction and land uses
- Designate the Chief Building Official as the Floodplain Administrator.
- Provisions for variances and appeals of the Administrator's decisions.
- Adoption of the Flood Insurance Study with accompanying FIRM's and Flood Boundary and Floodway Maps

Floodplain Management Ordinance

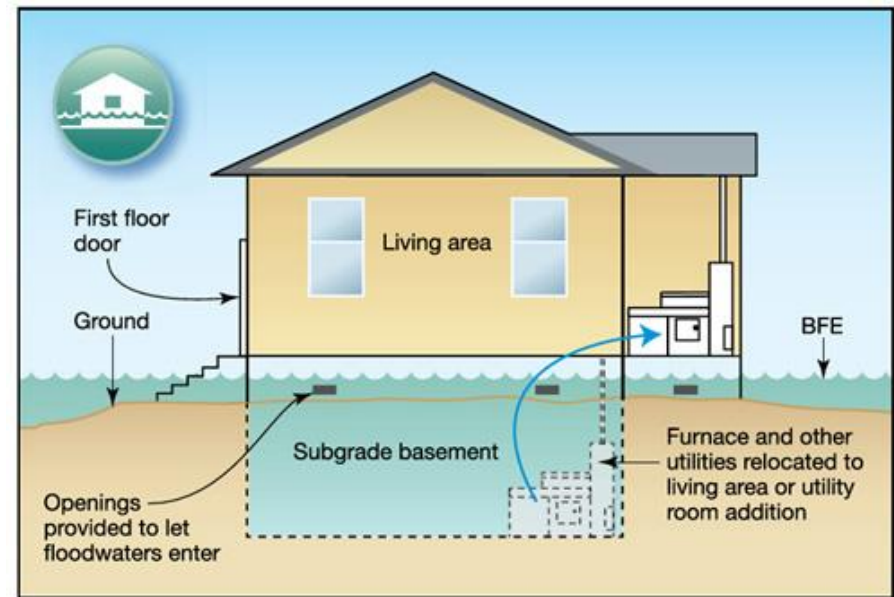
The proposed Ordinance would require:

- Minimum construction standards applied through building permits for alterations, additions and new construction.
- The regulations mandate that the construction materials and methods used will minimize future flood damage.
- A certification prepared by a registered civil engineer or architect that the standards of the floodplain management ordinance are met may be required.

Floodplain Management Ordinance

Examples of the primary construction standards in the flood zone includes:

- New residential structures will be required to design the lowest floor level to be elevated to at or above the base flood elevation.
- Utilization of flood resistant materials, and utility equipment resistant to flood damage for areas of the construction that are built below the base flood elevation



Floodplain Management Ordinance

The Ordinance would apply to:

- New construction (for example, a new house or commercial structure on a vacant lot).
- “Substantial improvements” to existing structures. This is defined as “any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement.

Floodplain Management Ordinance

The following projects are examples of the types of construction that would be exempt from the ordinance:

- Interior remodeling of existing homes, small first story additions and second story additions to existing homes that don't qualify as "substantial improvements."
- New construction of detached small sheds or garages as defined in the Ordinance.
- Any project for improvement of a structure to correct existing code violations which have been identified by code enforcement officials and which are the minimum necessary to assure safe living condition.

No City buildings affected.

Tonight's Action – Request to City Council

- Waive First Reading and Introduce an Ordinance Adding Chapter 11.40 to Title 11 (Buildings, Construction and Fire Protection) of the San Bruno Municipal Code Establishing Floodplain Management Requirements

QUESTIONS?
